

3 HAWKSFOLD HOUSE

HAWKSFOLD LANE EAST, FERNHURST GU27 3JW

BEDROOM
5 BEDS

AREA INC GARAGE
3,254 SQFT

BATHROOM
3 BATHS

WELCOME HOME

3 HAWKSFOLD HOUSE

There are homes that simply offer somewhere to live, and then there are those that tell a story. Hawksfold House is undoubtedly the latter. A residence of remarkable architectural provenance, where history, craftsmanship and enduring elegance intertwine to create a home of exceptional character.

Designed and built in 1865 by the renowned Victorian architect Anthony Salvin as his own private residence, Hawksfold House holds a fascinating place in history. Celebrated for his work on iconic landmarks including Windsor Castle and the Tower of London, Salvin brought decades of expertise to the creation of his own country home. Now Grade II listed, its striking gabled elevations, intricate detailing and distinctive rooftop tower offer a glimpse into the craftsmanship of its past. Originally conceived as a country residence, the house was later divided into four individual homes, each retaining a connection to its remarkable heritage.

Occupying a prestigious wing of this historic building, the property pairs beautiful period features with thoughtfully considered interiors. High ceilings, generous proportions and impressive windows create a wonderful sense of space, while careful refurbishment has brought a fresh perspective to its Victorian origins. The result is a home that feels as welcoming and comfortable as it is architecturally significant.

Nestled within the picturesque surroundings of Fernhurst, with captivating views across the rolling West Sussex countryside, Hawksfold House enjoys an idyllic setting within the South Downs National Park. Here, history meets the tranquillity of rural life, offering not simply a place to call home, but the privilege of becoming part of its continuing story.





KEY FEATURES

Distinguished wing of a Grade II listed Victorian residence
Designed by renowned architect Anthony Salvin
Five versatile bedrooms and three bathrooms
Beautifully restored interiors with original period features
Approximately 0.3 acres of landscaped gardens
Far-reaching views across the South Downs National Park
Private road setting, double garage and ample parking

THE ART OF LIVING

Beyond the entrance hall, the architectural elegance of Hawksfold House begins to reveal itself, with high ceilings and beautiful proportions setting the tone for the rooms beyond. The kitchen has been thoughtfully designed to balance traditional charm with contemporary practicality, where a substantial central island, range cooker and integrated appliances sit comfortably alongside the home's period features. Opening into the adjoining dining room, the two spaces work in harmony, creating a wonderfully sociable setting for everything from leisurely family breakfasts to evenings spent entertaining, with views across the gardens providing a beautiful backdrop.

The staircase leads to the first floor, where the drawing room enjoys an elevated outlook through its dual-aspect windows, allowing natural light to illuminate the exposed floorboards and carefully considered interiors. A wood-burning stove provides a welcoming focal point, while the room's generous proportions offer the freedom to create both intimate seating arrangements and space for gathering with family and friends.

A charming room lined with bespoke floor-to-ceiling bookshelves is currently enjoyed as a study, although its proportions and position make it equally suited to a fifth bedroom, offering flexibility as family needs evolve. A further double bedroom overlooks the gardens, while a beautifully appointed shower room completes this floor.













THE PRIVATE QUARTERS

Ascending to the second floor, three beautifully proportioned bedrooms sit beneath the characterful rooflines of this Victorian residence, with cast-iron fireplaces providing a charming reminder of the home's heritage.

The principal suite is particularly impressive, where generous dimensions and soft daylight filtering through the rooflights create a restful sanctuary in which to unwind at the end of the day. Built-in storage and an adjoining en-suite shower room add comfort and convenience to this elegant retreat.

The two further bedrooms are equally appealing, both retaining their own period charm, with delightful views across the gardens and surrounding countryside offering a beautiful outlook.

A family bathroom, complete with a traditional claw-foot roll-top bath, provides a further nod to the property's Victorian origins, while an additional double bedroom and versatile study on the level below offer the flexibility of five bedrooms in total, comfortably accommodating family life, visiting guests or those seeking a dedicated space to work from home.









THE GROUNDS

Beyond the walls of number 3, the gardens provide an enchanting extension of this historic residence, where beautifully established planting and sweeping views across the West Sussex countryside create a remarkable sense of tranquillity. Extending to approximately 0.3 acres and enjoying a south-westerly aspect, the grounds have been thoughtfully landscaped to offer a wonderful balance between formal elegance and the natural beauty of their surroundings.

A generous patio, embraced by a characterful stone wall, offers an inviting setting for outdoor dining and entertaining, before giving way to an expansive lawn edged by timber-framed flower beds, mature shrubbery and magnificent oak trees. From the branches of one hangs a simple rope swing, a charming reminder that even a home of such architectural distinction has been a place for childhood adventures and treasured family memories.

A substantial timber outbuilding offers further versatility, with potential for use as a garden studio or home office, subject to any necessary consents.

The individuality of the grounds is reflected in their distinctive boundaries, with each of the four residences enjoying its own uniquely shaped plot, adding another layer of intrigue to Hawksfold House's fascinating story.

To the front, a private driveway serves the four residences of Hawksfold House, offering a sense of seclusion within this historic setting. A separate double garage provides valuable storage, complemented by ample parking for multiple vehicles.

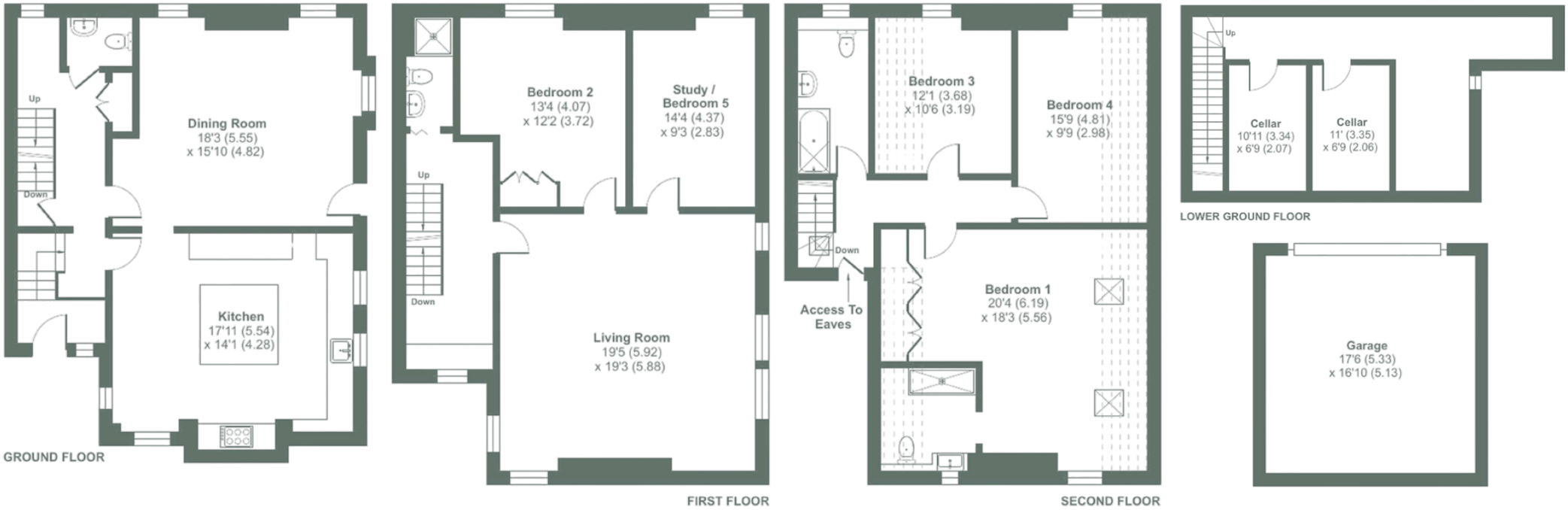








THE FLOORPLAN



NEED TO KNOW

Freehold
Grade II Listed
EPC Rating D 66
Mains Gas, Electricity, Water & Drainage
Council Tax Band G
Chichester District Council

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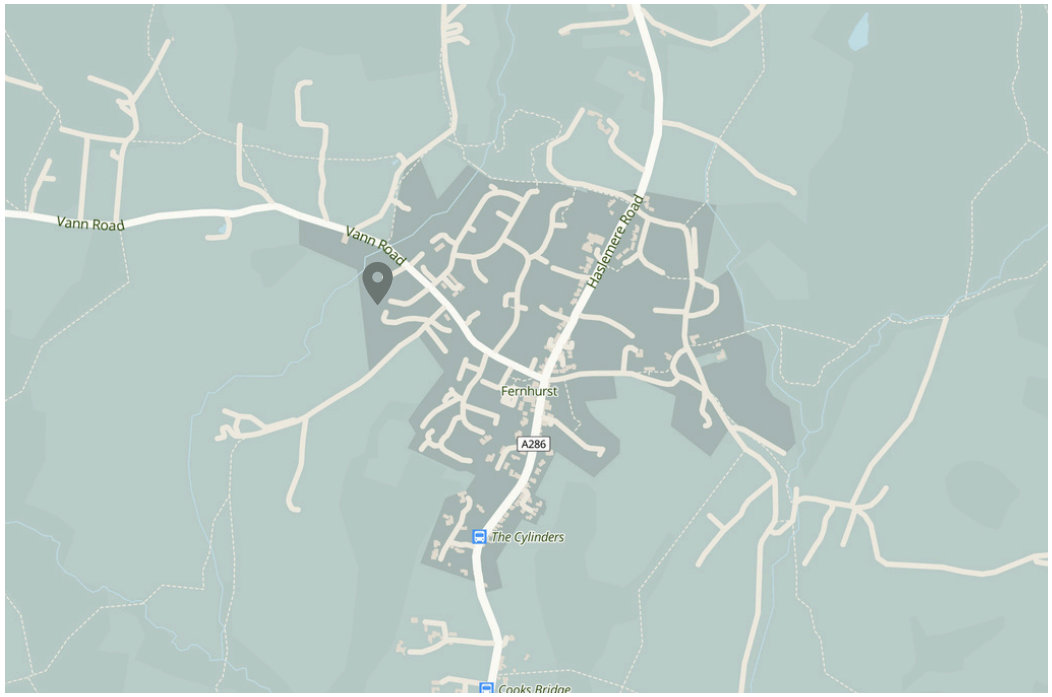
Whilst every effort has been made to ensure accuracy, these particulars should not be relied upon and should be verified by your lawyer.



FERNHURST AND BEYOND

Nestled within the South Downs National Park, Fernhurst offers an idyllic balance of countryside tranquillity and village charm. Whether exploring the abundance of scenic walking trails, enjoying the surrounding woodland and rolling landscapes, or spending a leisurely afternoon at one of the local country pubs, there's something to suit every pace of life.

Just under four miles away, the historic market town of Haslemere offers a wonderful selection of independent boutiques, cafés and everyday amenities, alongside excellent transport connections. Its mainline railway station provides direct services to London Waterloo in approximately 55 minutes, while the nearby A3 offers convenient access to Guildford, London and the South Coast.



PUBS

THE RED LION
THE GREEN
FERNHURST

DUKE OF CUMBERLAND
HENLEY
FERNHURST

SHOPS

FRUITERERS
CROSSWAYS COURT
FERNHURST

FERNHURST SHOP
CROSSFIELD
FERNHURST

CAFE

THE FERN
THE GREEN
FERNHURST

FERNHURST HUB
CROSSFIELD
FERNHURST

A SHORT DRIVE

HASLEMERE
4 MILES
10 MINUTES

MIDHURST
5 MILES
10 MINTUES

FURTHER AFIELD

GUILDFORD
20 MILES
30 MINUTES

CHICHESTER
18 MILES
35 MINUTES

